054.0	0001	0013.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card /	Total Parcel
APPRAISED:	269,900 /	269,900
USE VALUE:	269,900 /	269,900
ASSESSED:	269,900 /	269,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON CENTER GARAGE &
Owner 2:	SERVICE CORP
Owner 3:	
Street 1:	438 MASS AVE SUITE 127
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5,926 Sq. Ft. of land mainly classified as Parking Lot

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	5926.000		10,400	259,500	269,900
Total Card	0.136		10,400	259,500	269,900
Total Parcel	0.136		10,400	259,500	269,900

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36179
GIS Ref	
GIS Ref	
Insp Date	02/03/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 054.0-0001-0013.0

!4381!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	337	FV		10400	5,926.	255,000	265,400	265,400	Year End Roll	12/18/2019
2019	337	FV		10900	5,926.	240,000	250,900	250,900	Year End Roll	1/3/2019
2018	337	FV		10900	5,926.	210,000	220,900	220,900	Year End Roll	12/20/2017
2017	337	FV		10900	5,926.	165,000	175,900	175,900	Year End Roll	1/3/2017
2016	337	FV		10900	5,926.	165,000	175,900	175,900	Year End	1/4/2016
2015	337	FV		4700	5,926.	150,000	154,700	154,700	Year End Roll	12/11/2014
2014	337	FV		4700	5,926.	150,000	154,700	154,700	Year End Roll	12/16/2013
2013	337	FV		4700	5,926.	150,000	154,700	154,700		12/13/2012

PRINT

Date	Time
12/10/20	19:24:15

LAST REV

Date	Time
08/21/15	11:53:46
apro	

USER DEFINED

Prior Id # 1:	36179
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4381

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16647-318		12/1/1985	Forclosure	1,012,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2009	Meas/Inspect	197	PATRIOT
4/28/2000	Meas/Inspect	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot		5926	41,832	Sq. Ft.	Site		0	43.25	1.01	CG									259,475						259,500	

Total AC/HA:	0.13604	Total SF/SM:	5926	Parcel LUC:	337	Parking Lot	Prime NB Desc:	COMM GD	Total:	259,475	Spl Credit
Total:	259,500										

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

PARKING FOR RCN FACTOR W/LOTS 7,8,9,10 AND 11.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:			Total:		
Size Ad		Gross Are		FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	5900	A	AV	1988	2.35	T	24.8	337			10,400			10,400

More:	N	Total Yard Items:	10,400	Total Special Featues:	Total: 10,400